

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**26 WINSTON STREET, YARRAGON, VIC**

2 1 2

**Indicative Selling Price**

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Single Price: \$235,000**

Provided by: Jenna, Heywood & Co Real Estate

## MEDIAN SALE PRICE



**YARRAGON, VIC, 3823**

**Suburb Median Sale Price (House)**

**\$345,000**

01 October 2016 to 30 September 2017

Provided by: pricefinder

## COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



**57 PRINCES HWY, YARRAGON, VIC 3823**

2 1 2

**Sale Price**

**\*\$210,000**

Sale Date: 16/10/2017

Distance from Property: 751m



**53 LOCH ST, YARRAGON, VIC 3823**

3 1 2

**Sale Price**

**\$220,000**

Sale Date: 15/06/2017

Distance from Property: 421m



**9 LOCH ST, YARRAGON, VIC 3823**

2 1 1

**Sale Price**

**\$265,000**

Sale Date: 20/10/2016

Distance from Property: 722m



This report has been compiled on 21/12/2017 by Heywood & Co Real Estate. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

26 WINSTON STREET, YARRAGON, VIC 3823

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price:

\$235,000

### Median sale price

Median price

\$345,000

House

Unit

Suburb

YARRAGON

Period

01 October 2016 to 30 September 2017

Source

 pricfinder

### Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
57 PRINCES HWY, YARRAGON, VIC 3823	*\$210,000	16/10/2017
53 LOCH ST, YARRAGON, VIC 3823	\$220,000	15/06/2017
9 LOCH ST, YARRAGON, VIC 3823	\$265,000	20/10/2016